

TO LET

54 Kirkgate Kirkgate Shopping Centre Bradford



Location

The Kirkgate Centre forms a key part of Bradford's core retail area with unique offerings including a 110,000 sq ft Primark alongside many well known names including New Look, Sports Direct and Poundland.

Yours Clothing have recently opened on Kirkgate and TJ Hughes are due to open a new 32,000 sq ft store within the scheme in 2019.

Kirkgate Shopping Centre also benefits from very strong footfall, attracting 15 million visitors per annum or 288,461 per week.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,178	109.4

Rent

We are seeking rental offers in the order of £25,000 per annum exclusive.

Tenure

The premises are available to let by way of a new effective full repairing and insuring lease for a terms of years to be agreed.

Business Rates

We understand that the unit is assessed under the 2017 revaluation at £37,250.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Bradford City Council.

Service Charge

The current service charge liability is £10,083 per annum which is subject to annual change.

EPC

Energy Performance Asset Rating - D

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared October 2018

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jonathan News

+44 (0)113 212 3501

+44 (0)7796 686469

jonathan@barkerproudlove.co.uk

Chris Nutter

+44 (0) 161 631 2852

+44 (0) 7927 561 994

chris@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. October 2018.